



Enclosures

Planning Proposal – 4 Merriwa
Street, Katoomba
(enclosure 1)

Meeting: 19 September, 2017



PLANNING PROPOSAL



4 Merriwa Street, Katoomba

Prepared on behalf of Katoomba RSL

29 August 2017

Ref: 17046

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1.0 INTRODUCTION

This report has been prepared by Genevieve Slattery Urban Planning Pty Ltd on behalf of Katoomba RSL (the client) to accompany a Planning Proposal application to Katoomba Council seeking to amend Blue Mountains Local Environmental Plan 2015 with respect to the site at No. 4 Merriwa Street, Katoomba.

The intent of this Planning Proposal is to explain the intended effect of, and demonstrate the strategic merit of the proposed amendments to the Local Environmental Plan (LEP) in accordance with the provisions of Section 55 of the Environmental Planning and Assessment Act 1979.

The Planning Proposal has been prepared in accordance with the NSW Department of Planning and Infrastructure requirements as set out in *Guide to Preparing Local Environmental Plans* (2016) and *Guide to Preparing Planning Proposals* (2016).

1.1 Background

The preparation of this Planning Proposal was initiated by the 24 February 2017 fire at the Katoomba RSL, to the immediate west of the site. The fire completely destroyed the Club and in the process of planning for the replacement of the Club complex, the Club Board decided to purchase No. 4 Merriwa Street, Katoomba (the site). The site is located between the eastern side of the RSL property and the western side of Katoomba Public School.

The Club board proposes to expand the new Registered Club buildings onto No. 4 Merriwa Street to enable a more efficient design to be achieved, and to eliminate the effective isolation of the site, subject to a separate Development Application.

The site is located within the R2 Low Density Residential zone pursuant to Blue Mountains Local Environmental Plan 2015 (LEP 2015), where Registered Clubs are a prohibited form of development. To this end, this Planning Proposal seeks to amend LEP 2015 by inserting the site into Schedule 1.

Specifically, it is proposed to amend Schedule 1 of LEP 2015 to permit an additional use at the site, namely a Registered Club, so that the site can comprise part of the proposed enlarged Katoomba RSL.

No amendments are proposed to the maps accompanying LEP 2015, as they apply to the site.

1.2 The Planning Proposal Report

This Report has been prepared in accordance with the following:

- Section 55 of the Environmental Planning and Assessment Act 1979 (the EP&A Act);
- relevant guidelines prepared by the NSW Department of Planning and Environment including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*; and
- related Section 117 Directions.

This Report includes the following information, as required:

- objectives or intended outcomes;
- explanation of provisions;
- justification for the proposal;
- mapping;
- community consultation; and
- project timeline.

2.0 THE SITE AND SURROUNDS

2.1 The site

The site is located on the northern side of Merriwa Street, to the east of its intersection with Lurline Street in Katoomba. The site is legally described as Lot 1 DP124212 and commonly known as No. 4 Merriwa Street, Katoomba (the site).

Figure 1 below shows the site in its locality. **Figure 2** provides an aerial view of the site in its immediate context.



Figure 1: location plan (© six viewer July 2017)



Figure 2: Aerial view of the site – note that the Katoomba RSL to the west of the site was demolished following a fire, subsequent to this photo being taken (© six viewer July 2017)

The site is rectangular in shape with a frontage of approximately 10.06m and depth of approximately 57.9m. The overall area of the site is approximately 582.474m².

The site contains a single storey detached dwelling house with a detached outbuilding at the rear. It appears that vehicular access to the site is provided from the rear, across the RSL car park, by way of an informal arrangement with the adjoining RSL Club, although the details of any arrangement are not known.

Photos of the site are provided in **Figures 3** and **4** below.



Figure 3: View of the site looking north from Merriwa Street



Figure 4: View of the site, with the remnants of the former RSL building in the foreground, looking north east from Lurline Street

2.2 Surrounding development

The context of the site is mixed, and comprises the following:

- Katoomba Public School to the east and north (see **Figure 5**);
- residential and hotel development to the south (see **Figures 6 and 7**);
- a mix of retail and residential uses to the south and west, along with the Katoomba RSL site (see **Figure 8**); and
- residential uses to the north (see **Figure 9**).



Figure 5: View of Katoomba Public School looking north from Merriwa Street



Figure 6: View of residential development to the south of the site, looking south east from Merriwa Street



Figure 7: View of hotel to the south of the site, looking south east from Merriwa Street



Figure 8: View of development to the west of the site, looking north west from the intersection of Lurline and Merriwa Streets



Figure 9: View of the RSL car park and residential development to the north west of the site

3.0 EXISTING PLANNING CONTROLS

Having regard to the maps that accompany LEP 2015, the site is currently zoned R2 Low Density Residential and is subject to development standards that prescribe the following:

- a maximum permissible building height of 8m;
- a maximum permissible floor space ratio of 0.35:1; and
- a minimum allotment size of 720m².

The site is bounded by the R2 Medium Density Residential zone to the east, south east and north east. The adjoining RSL Club property to the west is located within the Village - Tourist zone pursuant to Blue Mountains LEP 2005.

An extract from the relevant maps indicating the existing planning controls is provided in **Figures 10 to 13** below. It is noted that the site is not affected by the following LEP maps:

- land reservation acquisition;
- heritage;
- lot averaging;
- riparian lands and watercourses;
- scenic and landscape values;
- mineral resource area;
- built character;
- active street frontages;
- natural resources – biodiversity;
- natural resources – land; and

- key sites.



Figure 10: Extract from LEP 2015 Land Zoning Map (Sheet LZN_002GA) indicating the site's current R2 Low Density Residential zoning



Figure 11: Extract from LEP 2015 Height of Building Map (Sheet HOB_002GA) indicating the site's maximum permitted building height



Figure 12: Extract from LEP 2015 FSR Map (Sheet FSR_002GA) indicating the site's maximum permitted FSR

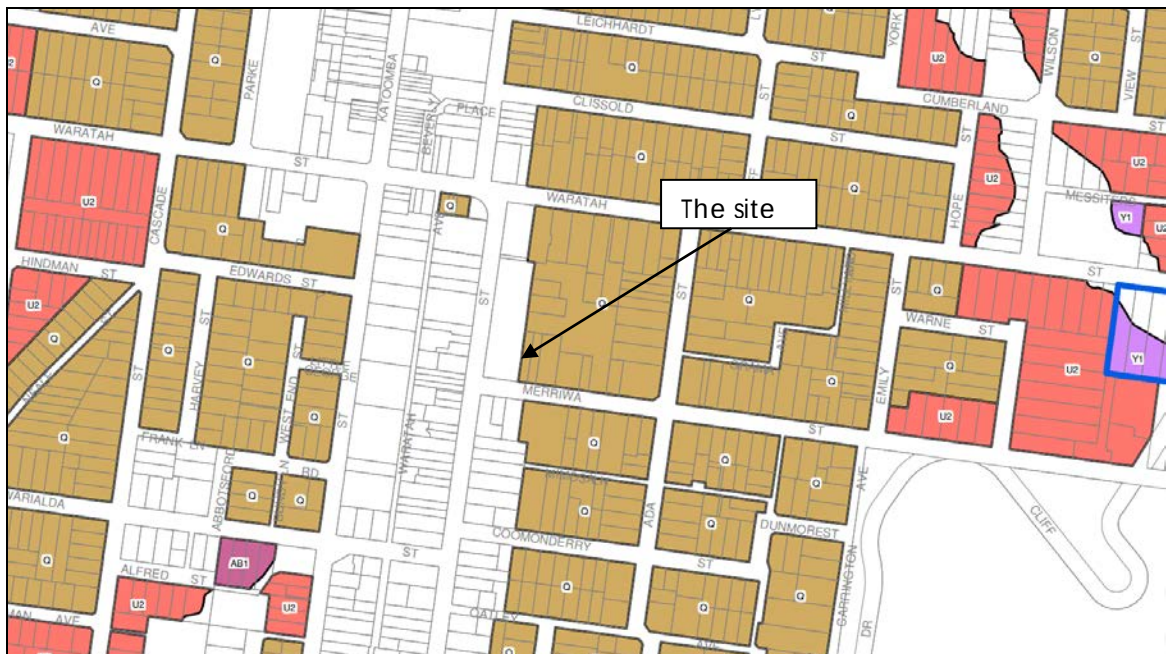


Figure 13: Extract from LEP 2015 Lot Size Map (Sheet LSZ_002GA) indicating the site's minimum lot size

4.0 PART 1: OBJECTIVES OR INTENDED OUTCOMES

This part provides a concise statement which sets out the intended outcome of the planning proposal. It is a statement on what is planned to be achieved.

The objective of this planning proposal is to include the site in Schedule 1 of LEP 2015 to enable the site to be used for the purposes of a Registered Club, as part of the Katoomba RSL.

5.0 PART 2: EXPLANATION OF PROVISIONS

The following explanation provides an explicit statement of how the intended outcome described in **Section 4.0** will be achieved.

It is proposed to amend Schedule 1 of LEP 2015 to include the following additional property:

“Use of certain land at 4 Merriwa Street, Katoomba

(1) This clause applies to land at 4 Merriwa Street, Katoomba, being Lot 1 DP124212.

(2) Development for the purpose of a Registered Club, in association with Katoomba RSL, is permitted with development consent.”

6.0 PART 3: JUSTIFICATION FOR THE PROPOSAL

6.1 Section A - A Need for the Planning Proposal

6.1.1 *Is the planning proposal a result of any strategic study or report?*

The planning proposal is not the result of any strategic study or report.

This planning proposal results from an application by the Katoomba RSL to amend LEP 2015 to permit the site to be developed and used for the purposes of a Registered Club.

6.1.2 *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The proposed land use outcome being sought for the site can only be realised through a change to the existing statutory planning framework. As such it is considered that the planning proposal is the best means of achieving the objectives or intended outcomes.

6.2 Section B – Relationship to strategic planning framework.

6.2.1 *Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?*

A Plan for Growing Sydney

In 2015, the *Sydney Metropolitan Strategy* was replaced by *A Plan for Growing Sydney*, the State Government's vision for Sydney to be a strong global city and a great place to live.

The site is located within the West Subregion, and the planning proposal is consistent with the following relevant priorities:

- support and develop the visitor economy to maintain the role of the Greater Blue Mountains World Heritage Area as a nationally significant tourism destination, and the subregion's role as a visitor gateway to regional NSW; and
- identify further opportunities to strengthen investment for employment growth in Western Sydney, including targeting overseas investors and incentives for businesses.

Draft West District Plan, 2016

The *Draft West District Plan* was publicly exhibited until the end of March 2017 by the Greater Sydney Commission. The draft District Plan proposes a 20-year vision for the West District, which includes the Penrith, Blue Mountains and Hawkesbury local government areas.

The draft Plan identifies Katoomba as a District Centre and the planning proposal is consistent with the following priorities and actions which relate to productivity:

- building international tourism, as the site will provide an important tourist attraction for people visiting Katoomba and the Blue Mountains; and
- planning for job target ranges for strategic and district centres, as the proposal will provide new employment opportunities.

6.2.2 *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

Blue Mountains City Council's strategic plan is *Sustainable Blue Mountains 2025 – The Community Strategic Plan*. This planning proposal is consistent with the objectives of the Plan as it:

- makes key community, tourism and recreational facilities/assets more available to meet the needs of visitors and residents;
- allows innovative and sustainable urban design;

- strengthens liveability and viability of Katoomba by providing a larger site for the redevelopment of the RSL Club, within walking distance of the town centre;
- ensures that the local economy is vibrant and strong with increased opportunities for local employment and tourism;
- encourages growth in the existing town centre to remove pressure on more environmentally sensitive, infrastructure poor, peripheral areas of the City;
- has no impact on flora or fauna;
- has no adverse impacts on the health of waterways or the water catchment;
- provides opportunities for people to live and work in the Katoomba town centre;
- has no adverse heritage-related impacts; and
- contributes to the cultural and social infrastructure in the locality.

6.2.3 Is the planning proposal consistent with applicable State Environmental Planning Policies?

An assessment against the state environmental planning policies is provided at **Table 1** below and demonstrates consistency with all relevant environmental planning policies.

Table 1: Consistency with State Environmental Planning Policies

NO.	TITLE	CONSISTENCY WITH PLANNING PROPOSAL
1	Development Standards	(Repealed by Blue Mountains LEP 2015)
14	Coastal Wetlands	Not applicable
19	Bushland in Urban Areas	Consistent. This Planning Proposal does not hinder the application of this SEPP.
21	Caravan Parks	Not applicable
26	Littoral Rainforests	Not applicable
30	Intensive Aquaculture	Not applicable
33	Hazardous & Offensive Development	Not applicable
36	Manufactured Home Estates	Not applicable
44	Koala Habitat Protection	Not applicable
47	Moore Park Showground	Not applicable
50	Canal Estate Development	Not applicable
52	Farm Dams & Other Works in Land & Water Management Plan Areas	Not applicable
55	Remediation of Land	Consistent. This Planning Proposal does not hinder the application of this SEPP.
62	Sustainable Aquaculture	Consistent. Pond and tank based aquaculture are permissible with consent in the R2 zone only if the development is for the purposes of small scale aquarium fish production. This Planning Proposal would not have any impact on the application of the SEPP as it seeks only to introduce an additional permissible use, by way of a Schedule 1

NO.	TITLE	CONSISTENCY WITH PLANNING PROPOSAL
		amendment to LEP 2015.
64	Advertising & Signage	Consistent. This Planning Proposal does not hinder the application of this SEPP.
65	Design Quality of Residential Flat Development	Not applicable
70	Affordable Housing (Revised Schemes)	Not applicable.
71	Coastal Protection	Not applicable
-	(Affordable Rental Housing) 2009	Consistent. This Policy permits various development, aimed at increasing affordable accommodation (both with consent and as complying development) within the R2 zone. This Planning Proposal would not have any impact on the application of the SEPP as it seeks only to introduce an additional permissible use, by way of a Schedule 1 amendment to LEP 2015.
-	(Building Sustainability Index: BASIX) 2007	Not applicable
-	(Exempt & Complying Development Codes) 2008	Consistent. This Planning Proposal does not hinder the application of this SEPP.
-	(Housing for Seniors or People with a Disability) 2004	Consistent. This Planning Proposal does not hinder the application of this SEPP.
-	(Infrastructure) 2007	Consistent. This Planning Proposal does not hinder the application of this SEPP.
-	(Integration and Repeals) 2016	Not applicable
-	(Kosciuszko National Park Alpine Resorts) 2007	Not applicable
-	(Kurnell Peninsula) 1989	Not applicable
-	(Mining, Petroleum Production & Extractive Industries) 2007	Not applicable
-	(Miscellaneous Consent Provisions) 2007	Not applicable
-	(Penrith Lakes Scheme) 1989	Not applicable
-	(Rural Lands) 2008	Not applicable
-	(State and Regional Development) 2011	Not applicable
-	(State Significant Precincts) 2005	Not applicable
-	(Sydney Drinking Water Catchment) 2011	Consistent. This Planning Proposal does not hinder the application of this SEPP. Measures relating to stormwater management and protection of the drinking water catchment will be dealt with in detail at future DA stage.
-	(Sydney Region Growth Centres) 2006	Not applicable
-	(Three Ports) 2013	Not applicable
-	(Urban Renewal) 2010	Not applicable
-	(Western Sydney Employment Area)	Not applicable

NO.	TITLE	CONSISTENCY WITH PLANNING PROPOSAL
	2009	
-	(Western Sydney Parklands) 2009	Not applicable

An assessment of consistency with deemed State Environmental Planning Policies is provided in **Table 2** below.

Table 2: Consistency with deemed State Environmental Planning Policies

NO.	TITLE	CONSISTENCY WITH PLANNING PROPOSAL
8	(Central Coast Plateau Areas)	Not applicable
9	Extractive Industry (No. 2 – 1985)	Not applicable
16	Walsh Bay	Not applicable
20	Hawkesbury-Nepean River (No. 2 – 1997)	Consistent as the site is located some distance from waterways and existing stormwater infrastructure should be sufficient to meet the likely future demands of the site. Measures relating to stormwater management and protection of the drinking water catchment will be dealt with in detail at any future DA stage.
24	Homebush Bay Area	Not applicable
26	City West	Not applicable
30	St Mary's	Not applicable
33	Cooks Cove	Not applicable
-	(Sydney Harbour Catchment) 2005	Not applicable

6.2.4 Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

An assessment against the Ministerial Directions under S.117 of the Environmental Planning & Assessment Act 1979 is provided in **Table 3** below:

Table 3: Consistency with S.117 Ministerial Directions

No.	Title	Planning Proposal Consistency
1. Employment & Resources		
1.1	Business & Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not applicable
1.4	Oyster Aquiculture	Not applicable
1.5	Rural Lands	Not applicable
2. Environment & Heritage		
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Not applicable
2.4	Recreation Vehicle Areas	Not applicable
3. Housing, Infrastructure & Urban Development		
3.1	Residential Zones	Consistent.

No.	Title	Planning Proposal Consistency
		This direction applies when a relevant planning authority prepares a planning proposal that will affect land within: (a) an existing or proposed residential zone (including the alteration of any existing residential zone boundary), (b) any other zone in which significant residential development is permitted or proposed to be permitted. The Direction states that a planning proposal must include provisions that encourage the provision of housing that will: (a) broaden the choice of building types and locations available in the housing market, and (b) make more efficient use of existing infrastructure and services, and (c) reduce the consumption of land for housing and associated urban development on the urban fringe, and (d) be of good design. The Direction also states that a planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land. This Planning proposal is consistent with the Direction as no changes are proposed to the existing permissible residential uses on the site, the site is adequately serviced and density provisions are not proposed to be altered.
3.2	Caravan Parks & Manufactured Home Estates	Not applicable
3.3	Home Occupations	Not applicable
3.4	Integrated Land Use & Transport	Consistent. The objective of this direction is to ensure that

No.	Title	Planning Proposal Consistency
		urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: a) improving access to housing, jobs and services by walking, cycling and public transport, and b) increasing the choice of available transport and reducing dependence on cars, and c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and d) supporting the efficient and viable operation of public transport services, and e) providing for the efficient movement of freight. This Planning Proposal seeks to alter the permissible uses on the site to enable it to be used as a Registered Club. The site is well located in relation to housing, the town centre and public transport and the proposal will have no adverse impacts in this regard.
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4. Hazard & Risk		
4.1	Acid Sulfate Soils	Not applicable
4.2	Mine Subsidence & Unstable Land	Not applicable
4.3	Flood Prone Land	Not applicable
4.4	Planning for Bushfire Prone Land	Not applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	Consistent. The objective of this Direction is to protect water quality in the Sydney drinking water catchment. The proposal will have a neutral effect on water quality and the demands of the site can be accommodated by existing stormwater infrastructure. Redevelopment of the club in the future will specifically address these issues, in a separate DA.

No.	Title	Planning Proposal Consistency
		The proposal is not inconsistent with State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011, and the Strategic Land and Water Capability Assessment prepared by the Sydney Catchment Authority.
5.3	Farmland of State & Regional Significance on the NSW Far North Coast	Not applicable
5.4	Commercial & Retail Development along the Pacific Highway, North Coast	Not applicable
5.8	Second Sydney Airport: Badgerys Creek	Not applicable
5.9	North West Rail Link Corridor Strategy	Not applicable
5.10	Implementation of Regional Plans	Consistent. The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans and the proposal is not inconsistent in this regard, as discussed throughout this report.
6. Local Plan Making		
6.1	Approval & Referral Requirements	Consistent. This Planning Proposal does not require the concurrence of, or referral to, a Minister or Public Authority prior to community consultation.
6.2	Reserving land for Public Purposes	Not applicable
6.3	Site Specific Provisions	Consistent. The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. The Direction states that a planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use

No.	Title	Planning Proposal Consistency
		without imposing any development standards or requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. This Planning Proposal is consistent as it is proposed to allow the use of the land for the purposes of a Registered Club without any other changes to the LEP. Furthermore, this planning proposal does not contain or refer to drawings that show details of any future development proposal, as is required.
7. Metropolitan Planning		
7.1	Implementation of A Plan for Growing Sydney	Consistent. This Planning Proposal is consistent with the NSW Government's A Plan for Growing Sydney. This has been demonstrated within this report. Specifically it: a) proposes to allow include a Schedule 1 amendment which would permit the future expansion of the Katoomba RSL Club (subject to DA approval) which will have positive outcomes in relation to employment, tourism and the local economy; and b) proposes to allow include a Schedule 1 amendment which would permit the future expansion of the Katoomba RSL Club (subject to DA approval) which will permit the integrated design of the new facility, in a form which will have a positive streetscape outcome.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable

6.3 Section C – Environmental, social and economic impact

6.3.1 *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The site is located in an established urban environment and has been used for residential purposes for many years and as such, does not accommodate any significant ecological or natural features.

The site is not identified in any of the LEP 2015 maps relating to environmental constraints (i.e. slope, landslide, vegetation, ecological buffer area or riparian lands and watercourses. Therefore there is no likelihood that any critical habitat or threatened ecological communities will be adversely affected by the planning proposal.

6.3.2 *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

An inspection of the site and a review of Council's environmental mapping information indicates that the site does not possess any significant natural environment values and its redevelopment for a Registered Club in conjunction with the adjoining site to the west (subject to appropriate approvals), would not cause any other unacceptable adverse environmental impacts.

Potential issues which will be considered in the preparation of any future Development Application would be as follows, all of which are able to be accommodated by design and/or conditions of consent:

- potential noise impacts on adjoining residential and school complexes, which can be dealt with by way of compliance with the recommendations of an acoustic assessment and appropriate management of the operation of the Registered Club;
- detailed stormwater concept plans and sediment/erosion control plans will be prepared as part of any future DA for the site, to ensure the protection of the drinking water catchment and local waterways;
- traffic and parking impacts, which can be dealt with by way of providing sufficient car parking as to meet the likely future demands of the Registered Club;
- CPTED principles will be integrated into the design of the proposed new Registered Club to ensure the safety and security of the site and locality more generally; and
- overshadowing and privacy impacts will be managed by way of compliance with FSR and building height controls, along with the appropriate placement of openings in proximity to neighbouring properties.

6.3.3 *Has the planning proposal adequately addressed any social and economic effects?*

Previous sections of this report have identified the positive economic impacts that the Planning Proposal may facilitate through:

- increased/improved Registered Club facilities, providing a focal point for the local community;
- increased/improved Registered Club facilities, providing an additional attraction for tourists within the locality;
- additional employment opportunities, both associated with the construction and ongoing operation of the Club; and
- investment stimulus.

Furthermore, the proposal is considered to have positive social and economic effects, as follows:

- there is unlikely to be a precedent created by this proposal as there is limited opportunity for further expansion by the Club, given its corner location and the fact that it is bounded by Katoomba Public School to the east and multi-dwelling residential development to the north;
- the proposal will result in a permanent employment generating activity by allowing the redevelopment of Katoomba RSL, a major local employer, subject to appropriate approvals;
- the proposal will not impact upon the supply of residential land as the proposal does not seek to change the zone, only add an additional permissible use; and
- the request to amend LEP 2015 to allow the site to be used as a Registered Club is compatible with the surrounding RSL Club site to the west, which has provided an important community focal point for many years.

The public interest reasons for preparing the draft plan include:

- permitting an additional use at the site, by way of an amendment to Schedule 1 of LEP 2015;
- increased opportunity for tourism arising from the potential future enlargement of the Katoomba RSL site, subject to appropriate approvals;
- potential for increased expenditure/investment in the local and regional economies due to the increased site area and ability of the site to offer services and facilities to the local and tourist populations, subject to appropriate approvals;
- community benefits arising from the services offered by the potentially enlarged RSL Club, subject to appropriate approvals; and
- the short term benefits of employment opportunities during the demolition and construction phases, with the potential for local investment through the purchase of construction goods and materials through local suppliers, subject to appropriate approvals.

Overall the proposal will provide a net community benefit for the following reasons:

- it will not restrict the ability of the site to be redeveloped for residential purposes (subject to appropriate approvals), in the future;
- it constitutes an appropriate use of the land that is in keeping with the surrounding mixed character and adjoining Katoomba RSL property;
- the proposal will contribute to the local economy through employment and activities which attract the local and tourist populations, by introducing an additional permissible use at the site;
- it is located within close proximity of the Katoomba town centre and is understood to have access to adequate infrastructure to support subsequent development;
- the planning proposal will not result in any significant environmental impacts;
- it has the potential to create local employment through construction jobs to the benefit of the local economy; and
- it will permit an additional use at the site, by way of an amendment to Schedule 1 of LEP 2015, so as to enable the integrated and cohesive redevelopment of the Katoomba RSL Club, to the benefit of the streetscape (subject to approval of a separate Development Application).

No adverse social or economic impacts are anticipated as a consequence of introducing the additional permissible use pursuant to Schedule 1 of LEP 2015.

6.4 Section D – State and Commonwealth interests

6.4.1 *Is there adequate public infrastructure for the planning proposal?*

The site is located in an existing urban environment, where all utility services and infrastructure required to support the rezoning and subsequent redevelopment of the site are available.

It is unlikely that the proposed redevelopment of for the site for any of the permissible land uses would require a significant amplification of the existing utility services. However, an electricity substation to service the site may be required, and can be accommodated.

6.4.2 *What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?*

No consultation has been carried out with any State and/or Commonwealth Public Authorities or service providers at this stage.

Consultation with the relevant authorities will occur in accordance with the Gateway Determination, if required, with particular regard to the Rural Fire Service and Department of Education.

7.0 PART 4: MAPPING

This Planning Proposal will not require any changes to the existing LEP 2015 mapping as no changes are proposed to the height of building, lot size or FSR provisions currently applicable to the site.

The site is not identified on the heritage, land reservation, lot averaging, riparian lands and watercourses, scenic and landscape values, mineral resources area, built character, active street frontages, natural resources – biodiversity, natural resources – land or key sites maps, and no changes are proposed or required in this regard. To this end, the site is not subject to the following constraints provisions of LEP 2015:

- Protected area—slope constraint area;
- Protected area—landslide risk;
- Protected area—vegetation constraint area;
- Protected area—ecological buffer area;
- Protected area—riparian lands and watercourses;
- Protected area—escarpment; and
- Protected area—land between towns.

8.0 PART 5: COMMUNITY CONSULTATION

The Planning Proposal will need to be publically exhibited by Council in accordance with the Gateway Determination under Section 56 of the Environmental Planning & Assessment Act 1979.

It is considered that the planning proposal is a “low impact planning proposal”, consistent with *“A Guide to Preparing Local Environmental Plans”* for the following reasons:

- it is consistent with the pattern of surrounding land use zones and/or land uses;
- it is consistent with relevant strategic planning framework;
- it presents no issues with regard to infrastructure servicing;
- it is not a principal LEP; and
- it does not reclassify public land.

On this basis, while it is considered that the Planning Proposal meets the definition of “low impact”, this will be determined by the Greater Sydney Commission and the Gateway Determination will prescribe the timeframe for the consultation period.

9.0 PART 6: PROJECT TIMELINE

Table 4 below provides a suggested/indicative timeframe for the Planning Proposal.

Table 4: Indicative Planning Proposal timeline

TASK	TIMING
Council report endorsing planning proposal (PP) for Gateway determination	19 September 2017
Gateway determination	October 2017
Government agency consultation (if required – possibly Department of Education and Rural Fire Service)	October - November 2017
Public exhibition	October - November 2017
Consideration of submissions in report to Council	December 2017
RPA makes the LEP (Council if under delegation)	January 2018
Council to forward final PP to DP&E for notification – LEP notified	January-February 2018

10.0 CONCLUSION

The Planning Proposal seeks to introduce a new permissible use to the site at No. 4 Merriwa Street, Katoomba, so as to enable it to be used for the purposes of a Registered Club, in conjunction with the adjoining Katoomba RSL.

No changes are proposed to any of the maps accompanying the LEP.

The main reasons for support of the proposed LEP amendment include the following:

- the proposal would introduce an additional permissible use at the site, increasing its potential for development;
- the proposal would allow the site to be redeveloped for residential purposes in the future, subject to appropriate approvals;
- the proposal would allow the site to form part of the Katoomba RSL complex, subject to a separate DA;
- the proposal would allow the expansion of the Katoomba RSL, subject to a separate DA, which is an important focal point for the community, so as to enhance its contribution to the local economy and community;
- the proposal would allow the expansion of the Katoomba RSL, subject to a separate DA, which would have positive impacts in relation to tourism, employment and the local economy;
- the proposal will maintain the height and FSR development standards applicable to the site, so that the built form achieved on the site (subject to appropriate approvals) will have a scale commensurate with that which is anticipated within the R2 Low Density Residential zone;

- the proposal is consistent with the NSW Government's *"A Plan for Growing Sydney"* and the *"Draft West District Plan"* along with Council's *"Sustainable Blue Mountains 2025 – The Community Strategic Plan"*. Specifically it:
 - o maintains the residential zoning of the site so as not to preclude future development for residential purposes, subject to appropriate approvals;
 - o proposes to allow additional Registered Club accommodation in proximity to rail and road transport links, subject to appropriate approvals;
 - o proposes additional Registered Club accommodation within close proximity of an existing urban area, subject to appropriate approvals;
 - o supports the viability of existing public transport infrastructure through the creation of additional demand for services, associated with potential future uses on the site; and
 - o maintains and enhances opportunities for tourism and associated expenditure, by maintaining the existing residential zoning and introducing a new permissible use into Schedule 1 of LEP 2015.